



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>Major Applications Planning Committee</b>	
<b>Date:</b>	<b>13th July 2017</b>	<b>Time: 7:00pm</b>
<b>Place:</b>	<b>Committee Room 5, Civic Centre, Uxbridge</b>	

## ADDENDUM SHEET

<b>Item: 6</b>	<b>Location: Former Garage Site R/O 6-16 Nelson Road, Hillingdon</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
<p>Amended plans received showing two additional car parking spaces to serve visitors and/or occupants of 13 Nelson Road.</p> <p>As a result, the drawing Nos Schedule on page 13 requires amendment with reference to drawing No.2016/D176/P/03 Rev A removed and replaced by drawing No. 2016/D176/P/03 Rev B.</p> <p>The same substitution is also required for the wording of Condition 3 on page 14.</p>	<p>This change does not raise any material issues which alter the officer recommendation for this application.</p>
<p>Add the following condition:</p> <p>The electric entrance gate shall be capable of being manually operated in the event of a power failure and maintained and shall remain as such for so long as the development remains on site.</p> <p>REASON To provide safe and adequate access for pedestrians and vehicles accessing the new parking area in accordance with Policies AM7 and AM8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</p>	<p>To ensure the safe movement of vehicles in and out of the site, it is proposed to impose this condition.</p>
<p>Delete reference to imposition of a noise condition in para. 7.18 of the committee report.</p>	<p>A condition relating to noise is not necessary for this development, as set out at the beginning of paragraph 7.18.</p>
<p>Amend wording of condition 8 (2b) to the following:</p> <p>2.b Car Parking Layouts (including provision of</p>	<p>To ensure the delivery of electric vehicle charging points to serve the development.</p>

one electrical charging point serving the visitor parking)	
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<b>Item: 8</b>	<b>Address: Bourne Court, Ruislip</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
<p>Replace drawing no. 2016/D189/P/03 Rev.C with drawing no. 2016/D189/P/03 Rev.D</p> <p>As a result of the additional 9 car parking spaces the following condition will need to be amended:</p> <p>Condition 3 - to amend the plans list to show 2016/D189/P/03 Rev. D</p> <p>Condition 10 (2.d) - replace '71' with '80'</p>	<p>Amended plans have been received which show an additional nine parking spaces to ensure each 3 bed unit has 2 car parking spaces.</p>
<p>Amend Head of Term (v) relating to provision of a Travel Plan to require the provision of a Travel Plan Statement (not a Full Travel Plan).</p>	<p>TFL guidance states that for developments for between 50 - 80 units a Travel Plan Statement is required, and not a Full travel Plan.</p> <p>TFL Guidance States: Smaller developments that fall below the strategic-level full travel plan threshold but which typically employ 20 or more staff, or comprise over 50 residential units, should submit a travel plan statement. It may not be appropriate to set specific targets within these plans. However, a set of positive measures promoting sustainable transport should be included, together with an action plan for their implementation. The level of information required should be agreed with the local council's planning officer at the earliest opportunity.</p>
<p>Delete condition 17 and replace with the following:</p> <p>Prior to occupation of the development a Car Park Management Strategy shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The submitted strategy shall contain details of parking allocation across the site; security measures; and any parking management</p>	<p>For clarity.</p>

<p>equipment such as barriers/signs/bollards, etc.</p> <p>REASON To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (March 2016).</p>	
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<b>Item: 11</b>	<b>Address: Former Anglers Retreat Public House</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
Delete Condition 6 (page 138) and Condition 9 (page 139).	Insufficient scale of development to justify inclusion of conditions.
Site plan on page 159 extended to include whole of application site.	For clarity

<b>Item: 12</b>	<b>Location: Miniature Railway, Ruislip Lido, Ruislip</b>
<b>Amendments/Additional Information:</b>	<b>Officer Comments:</b>
Drawing ref 'Ruislip Lido Willow Lawn/Car park litter bins locations' on page 268 relates to another site within the wider Ruislip Lido site and does not form part of the application.	For clarity
<p>Amendment to Flood Risk Assessment received clarifying flood mitigation measures.</p> <p>Amend wording of Condition 6 to include reference to the additional information: "Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), the Amendment to Flood Risk Assessment and the following mitigation measures detailed within the FRA"</p>	For clarity
<p>An Extended Phase 1 Habitat Survey has been received. The Principal Environmental Officer has raised no objection subject to a condition requiring an ecological enhancement scheme.</p> <p>Amend condition 7 to read "Prior to commencement of development, an ecological enhancement scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly indicate the measures to be taken to offset the removal of vegetation as a</p>	Condition requested by the Principal Environmental Officer.

consequence of the development. These measures could include, but not limited to; areas of landscaping to include nectar rich planting; bird boxes, bat boxes and nesting places on site or in the neighbouring woodland; and artificial refugia for reptiles and invertebrates.

**REASON**

To ensure the development contributes to enhancement of the natural environment in accordance with Local Plan Policy EM8 and the NPPF.”